

**GATEWAY ACCESS AREA / DESERT DISCOVERY CENTER
CITY OF SCOTTSDALE**

PROJECT NARRATIVE

General: The design of the Gateway Access Area and Desert Discovery Center has been developed in an effort to minimize impact on the native desert environment and the surrounding neighbors while creating a sense of entry and passage into the McDowell Sonoran Preserve. The project is planned to be constructed as a multi-phase project with the Gateway Access Area being completed in Phase 1 and the Desert Discovery Center being constructed in Phase 2. The project includes the following elements:

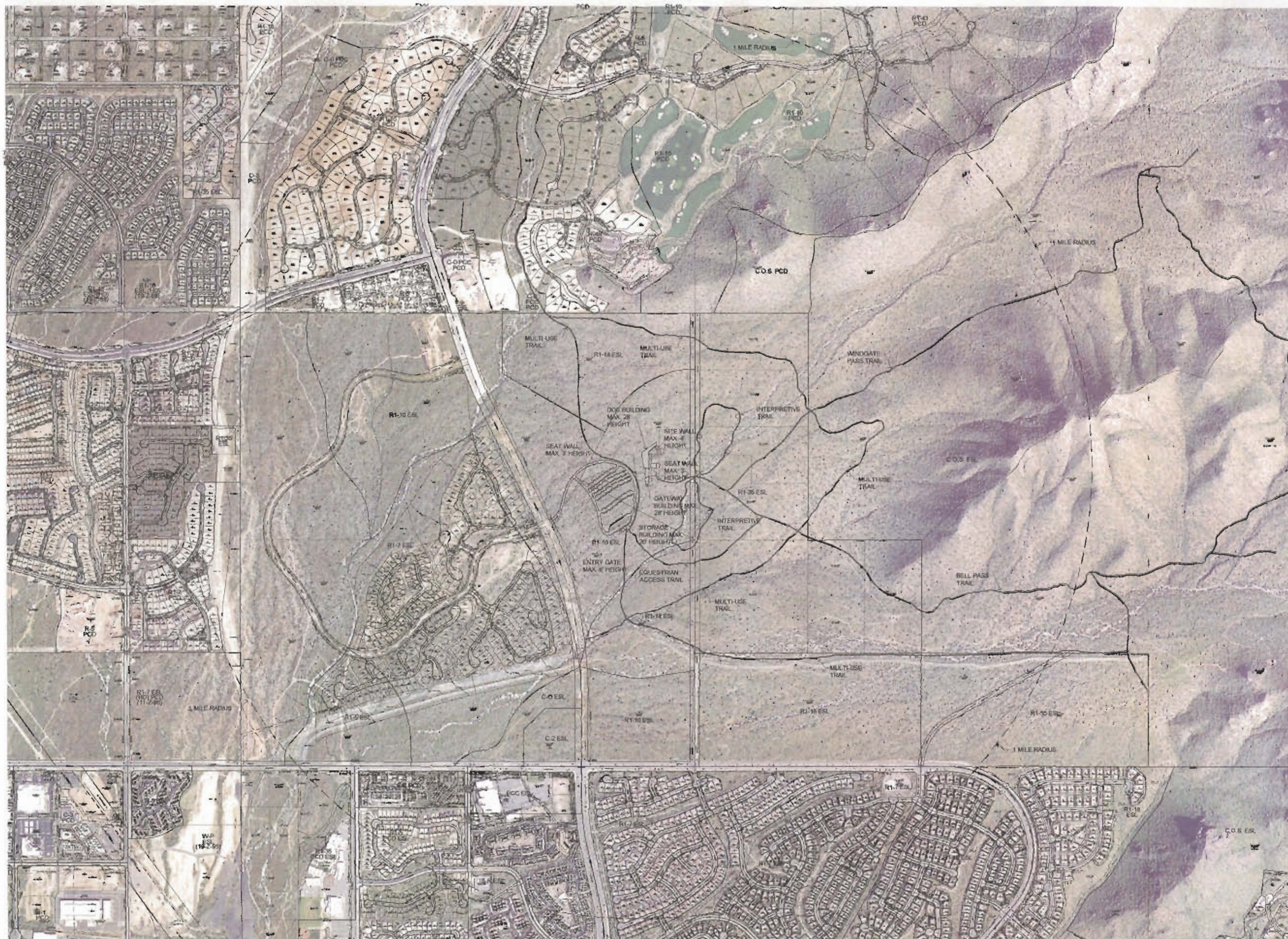
Parking: The entry gate area is developed with exposed aggregate concrete paving that will tend to slow traffic and create a sense of entry. The entry gate area also includes two rolling gates that will be utilized to open and close the access area. The entry drive and vehicular parking area is master planned for 500 parking spaces with 250 spaces constructed in the Phase 1. The equestrian staging area includes space for 24 horse trailers. The parking areas and driveways are developed with stabilized decomposed granite paving which will minimize the visual impact on neighbors, retain the natural desert character and minimize the increase in drainage from the parking area.

Lighting: The Phase 1 site lighting in the parking lot and around the building will include low level security lighting to be developed with LED bollard lights and recessed wall sconce fixtures in building walls and landscape walls. In Phase 2 pole-mounted fixtures will be added in the parking area. The use of pole mounted lighting will be limited to special evening events scheduled at the Desert Discovery Center. At all other times, the lighting will be the low level security lighting as described for Phase 1. This will help retain the natural character of the Preserve while minimizing impact on the neighboring residents.

Landscape & Grading: The parking is designed to fit between natural drainage patterns to minimize the grading disturbance required and will provide for the opportunity to retain the maximum amount of native vegetation without disturbance. All efforts have been made on the grading design to minimize the grading limits.

Structures: Phase 1 structures for the Gateway Access Area will include a restroom building, ramada, offices, storage building and a small open air amphitheater as well as a trail network that connects into the McDowell Sonoran Preserve trail system. The Phase 2 for the Desert Discovery Center will include an interpretive center, support offices, café with outdoor dining terrace, and a 400 seat outdoor amphitheater. The structures are all single story with a maximum height of 28 feet above natural grade. The main walls of the structure will be constructed with steel panels with a rust finish and cast-in-place concrete with a textured finish. In all the structures are very low in scale and incorporate materials that will blend well with the natural desert environment.





NOTES

WEDDLE GILMORE
REAL ESTATE

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GATEWAY ACCESS AREA / DESERT DISCOVERY CENTER
18333 N. Thompson Peak Pkwy., Scottsdale, AZ 85259
Use Permit No. ~~59-PA-2006~~ / DR No. 11-DR-2005



	REYSERS
4 MAY 2006	PLAT DATE
WJ3504	PROCESS Y
80	DRYING BY
PAW	CHECKED BY

CONTEXT AERIAL &
CONTEXT SITE PLAN

MU-1

SITE PLAN
SCALE = 1:500

10-UP-2006

5.4-06



PROJECT DATA

CASE NO. 59-PA-2005
ZONING: R1-10 / R1-16 / R1-35
GROSS FLOOR AREA
PHASE I: 2,315 S.F. GATEWAY
PHASE II: 19,800 S.F. DESERT DISCOVERY
CENTER
NET SITE AREA: 540 ACRES
TOTAL OPEN SPACE:
PHASE I: 23,535,719 S.F. (530 ACRES)
(99% OF NET LOT AREA)
PHASE II: 23,539,877 S.F. (540 ACRES)
(99% OF NET LOT AREA)

PARKING REQUIRED

TRAILHEAD (MAJOR COMMUNITY)
REQUIRED 200-300 SPACES
BICYCLE PARKING (1:10 RATIO)
REQUIRED 20-30 SPACES

PHASE I - PARKING PROVIDED

ACCESSIBLE PARKING	10	SPACES
TRAILHEAD PARKING	240	SPACES
EQUESTRIAN PARKING	24	SPACES
TOTAL PARKING	274	SPACES

BICYCLE PARKING	20	SPACES
TRAILHEAD (PHASE II - FUTURE)	250	SPACES
TOTAL W/ FUTURE PARKING	524	SPACES

MASTER PLAN - PARKING PROVIDED

TRAILHEAD (PHASE II)	250	SPACES
TRAILHEAD PKG. (PHASE I)	274	SPACES
TOTAL MSTR. PLAN PKG	524	SPACES

BICYCLE PKG. (PHASE II)	20	SPACES
BICYCLE PKG. (PHASE I)	-	SPACES
TOTAL BICYCLE MSTR. PLAN PKG	20	SPACES

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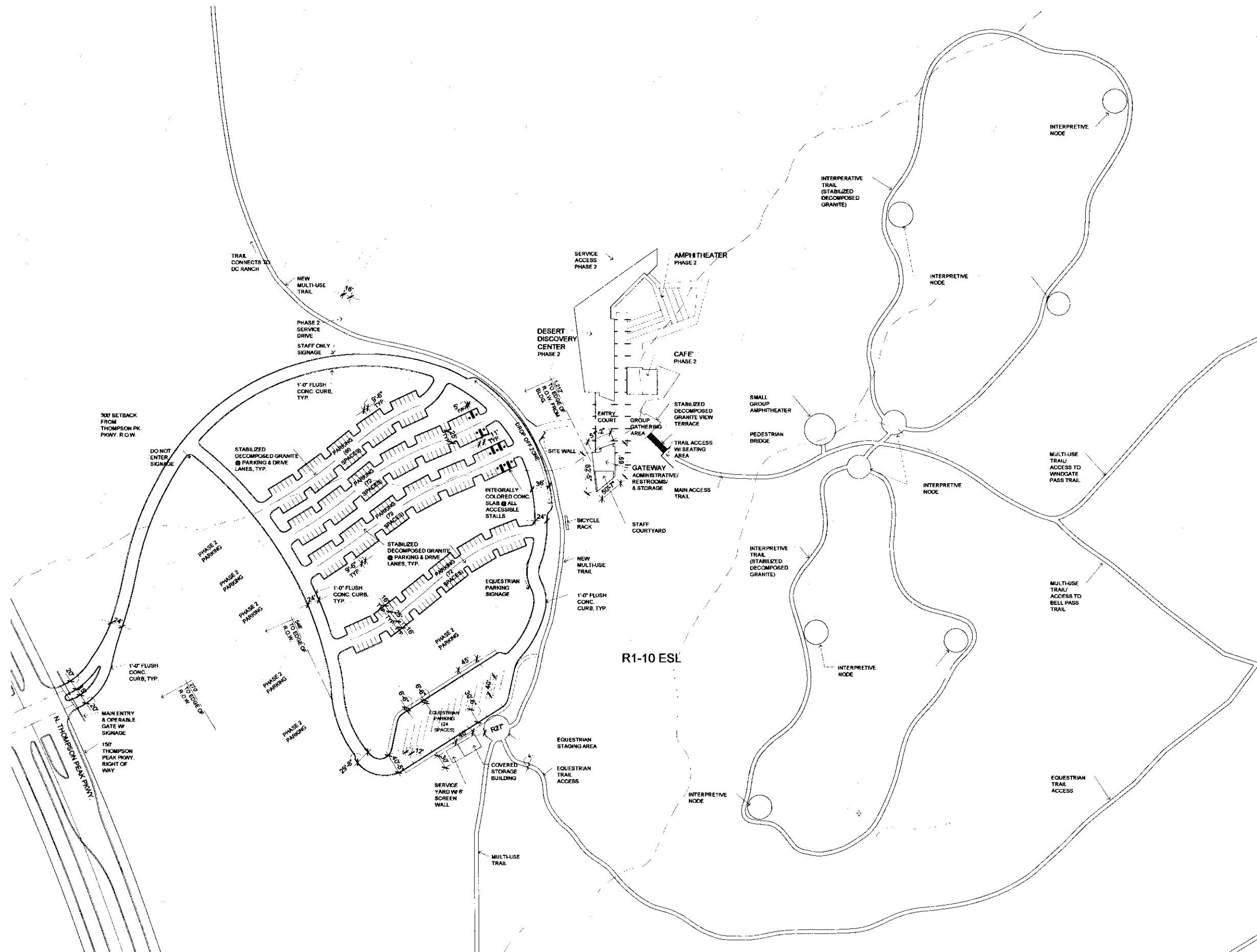


REVISIONS

NO.	DATE	DESCRIPTION
1	4 MAY 2006	PLOT DATE
2	4 MAY 2006	PROJECT #
3	4 MAY 2006	DRAWN BY
4	4 MAY 2006	CHECKED BY
5	4 MAY 2006	SHEET TITLE

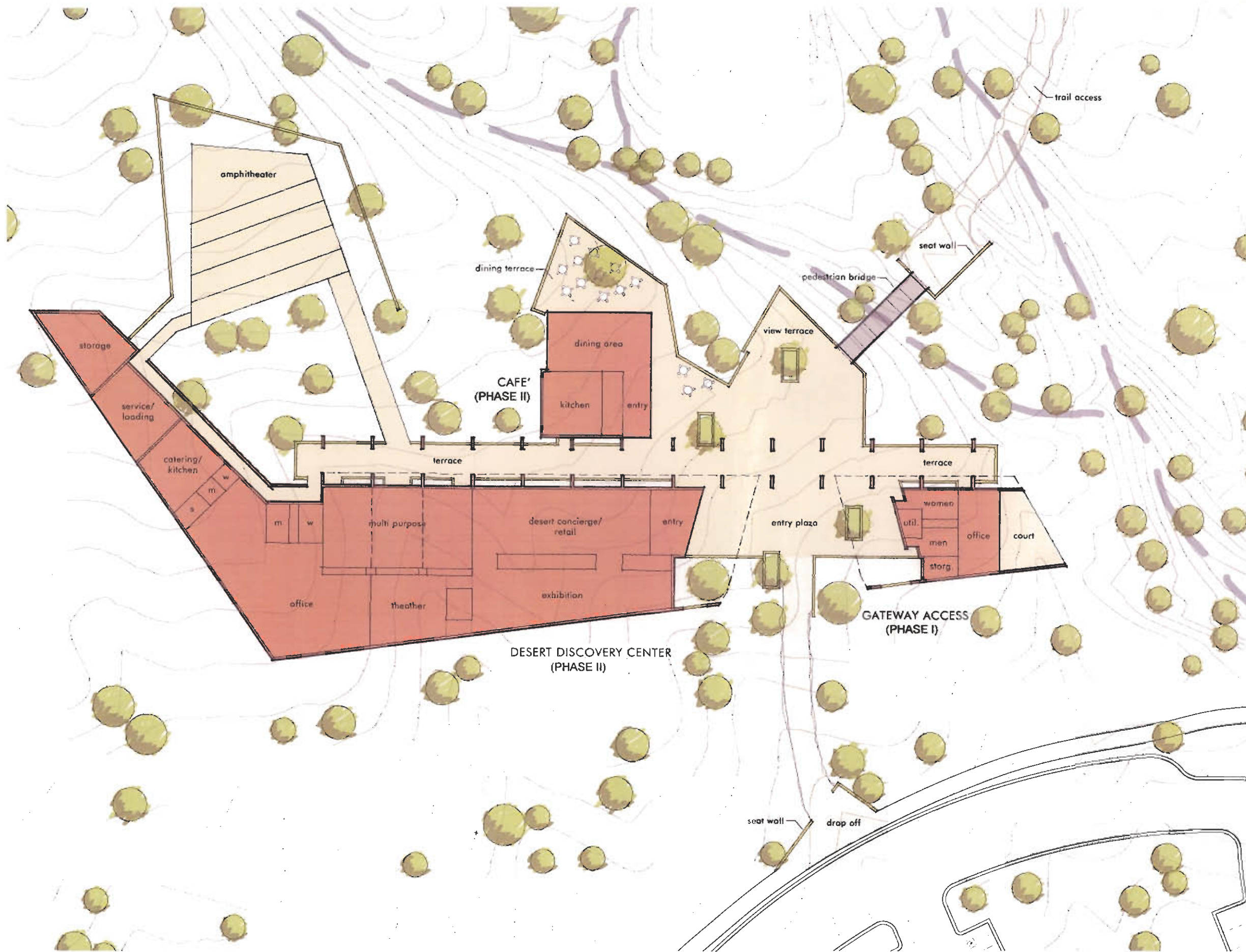
SITE PLAN

MU-5



1 SITE PLAN
SCALE - 1" = 90'

10-UP-2006
5-4-06



WEDDLEGILMORE
ARCHITECTS

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BLACK & VEATCH
1001 N. GAVIN AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101



BUILDING CODE DATA

OCCUPANCY GROUP:
PHASE I: B/U
PHASE II: A3/A5/B

CONSTRUCTION TYPE:
PHASE I: VB
PHASE II: VB

FLOOR AREA:
PHASE I: 2,315 S.F.
PHASE II: 15,800 S.F.

BUILDING HEIGHT / # OF STORIES:
PHASE I: 28'-0" / 1 STORY
PHASE II: 28'-0" / 1 STORY

ALL DATA IS IN ACCORDANCE WITH THE
2004 IBC

GATEWAY ACCESS AREA / DESERT DISCOVERY CENTER

18333 N. Thompson Peak Pkwy., Scottsdale, AZ 85259

Use Permit No. 59-PA-2006 / DR No. 11-DR-2005



KEYS

4 MAY 2006	PLAT DATE
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PAW	CHECKED BY
	SHEET TITLE

FLOOR PLAN

FLOOR PLAN
SCALE - 1" = 20'

10-UP-2006
5-4-06

MU-7